

**District III Advisory Board Minutes**  
**December 3, 2014**  
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The District III Advisory Board meeting was held at 6:30 p.m. at the Wichita WATER Center, 101 E. Pawnee, Wichita, KS 67211; Council Member Clendenin, eight District Advisory Board members; two City staff and twelve signed in members of the public were present.

**Members Present**

Paul Davis  
Elena Ingle  
Eric Bell  
David Robbins  
Terry Brewster  
Bruce Gass  
Gerald Henry  
Marjorie Griffith  
Council Member James Clendenin

**Staff Present**

Case Bell, Community Liaison  
Dale Miller, Planning

**Guests**

Listed on last page

**Members Absent**

Connie White  
Wendy Ratliff

**ORDER OF BUSINESS**

At 6:30 p.m. **Council Member Clendenin** called the meeting to order. Minutes from the November 5, 2014, meeting were approved. The agenda for the current meeting was approved.

**PUBLIC AGENDA**

**Scheduled Items**

**Off-agenda items**

None

**NEW BUSINESS**

**Scheduled Items**

**ZON2014-26**

**Dale Miller, Planning**, presented on a request for a change to Limited Industrial (LI) zoning on a site that is currently zoned Limited Commercial (LC), Two-Family Residential (TF-3). The lot is generally located ¼ mile south of Pawnee Avenue, east of Southeast Drive (2530 Southeast Drive). The applicant is of the opinion that rezoning the site to the LI district would make the property more attractive to a larger set of potential users than if the site remains zoned LC and subject to the site's current development standards, described in the "case history" section of the provided staff report.

**DAB?** Does the manufacturing in provision 13 apply to all manufacturing or just fireworks? **A:** Just fireworks.

**DAB?** Was there any protest? **A:** No official protests but several citizens have expressed concern over traffic in the area.

**Michelle McCain, 2446 S. Minneapolis:** She is concerned about increased commercial traffic in the area damaging the streets and becoming a danger to children playing in the area. She suggested that businesses not have access to Minneapolis.

**DAB:** There should at least be stop signs there to halt traffic at dangerous intersections.

**DAB?** Is there currently an ordinance to keep big trucks off of residential streets? **A:** Not known at this time, but there may be some enforcement issues here.

**Eleanor Goodwin, 1902 E. Glen Oaks Dr:** The trucks that come down Minneapolis tear up the street. She reports that there used to be a sign that said no traffic for southbound Minneapolis but someone took it down. She also feels that the planning commission did not take her concerns seriously.

**DAB:** Suggested that there be an extra provision banning street access from the property to Minneapolis.

**Action Taken:** The DAB III members voted 7-1 to recommend that the request for LI zoning be approved subject to the 13 listed provisions of Protective Overlay #292 with the added provision that all access to Minneapolis would be removed from the property.

#### **ZON2014-29**

**Dale Miller, Planning,** presented on a request for a change to MF-18 Multi-Family Residential (MF-18) zoning on .436 acre. The site is located 100 feet south of West Funston Street, east of South Silver Street (two and one-quarter blocks south of West Harry Street, east of the Arkansas River), and is addressed as 1814 and 1816 South Silver Street. At the subject site, South Silver Street intersects with South Greenway Boulevard, a paved two-lane local street. The subject site is currently zoned SF-5 Single-Family Residential (SF-5), and is developed with two single-family residences and some accessory structures. The application area contains five and one-quarter lots that are divided into two separate tax parcels, each with a single-family residence. The residences were built in 1920 and 1940. Staff does not have any information regarding the structural conditional of the homes; however, the county's appraised value for the two structures is \$26,300 and \$30,580. If the request is approved, the applicant's stated intention is to develop two structures containing four dwelling units apiece, which is not permitted by the site's current zoning.

The area currently takes up 5.5 city lots. There were two houses on the property; one is a small one bedroom homes and the other one had a fire with extensive damage. The developer is considering building a four-plex or du-plex and notes that there is currently already some multi-family in the area.

#### **Questions:**

**DAB?** Has there been any formal protest? **A:** There has been one petition, but no formal protest. The petitioner wanted the property to stay single family.

**DAB?** Are you planning on taking down the one bedroom home as well? **A:** No, it was just remodeled and could be used as a place for the manager or maybe a laundry room.

**DAB?** Does it need to meet commercial standards such as parking with the proposed zoning? **A:** Yes it would.

**Action Taken:** The DAB III members voted 7-1 to recommend that the request for MF-18 zoning be approved subject to the site being developed in conformance with applicable development standards and the submission of a no-protest agreement for the paving of South Silver Street.

### **BOARD AGENDA**

A **DAB Member** noted that there is currently construction going on at the Southfork Development.

**Meeting was adjourned.**

The next meeting for District Advisory Board III will be held at 6:30 p.m., January 7, 2015, at Wichita WATER Center, 101 E Pawnee.

Respectfully submitted,  
Case Bell, Community Liaison – District III

#### **Guests**

Tom Strickland  
Betty Strickland  
Lonny Wright  
Olive Conrad  
Jimmy Conrad  
Trisha Epps  
Rick Hopla  
Ron Tracy  
Roy Goodwyn  
Eleanor Goodwin  
J.D. Craley  
Michelle McKain